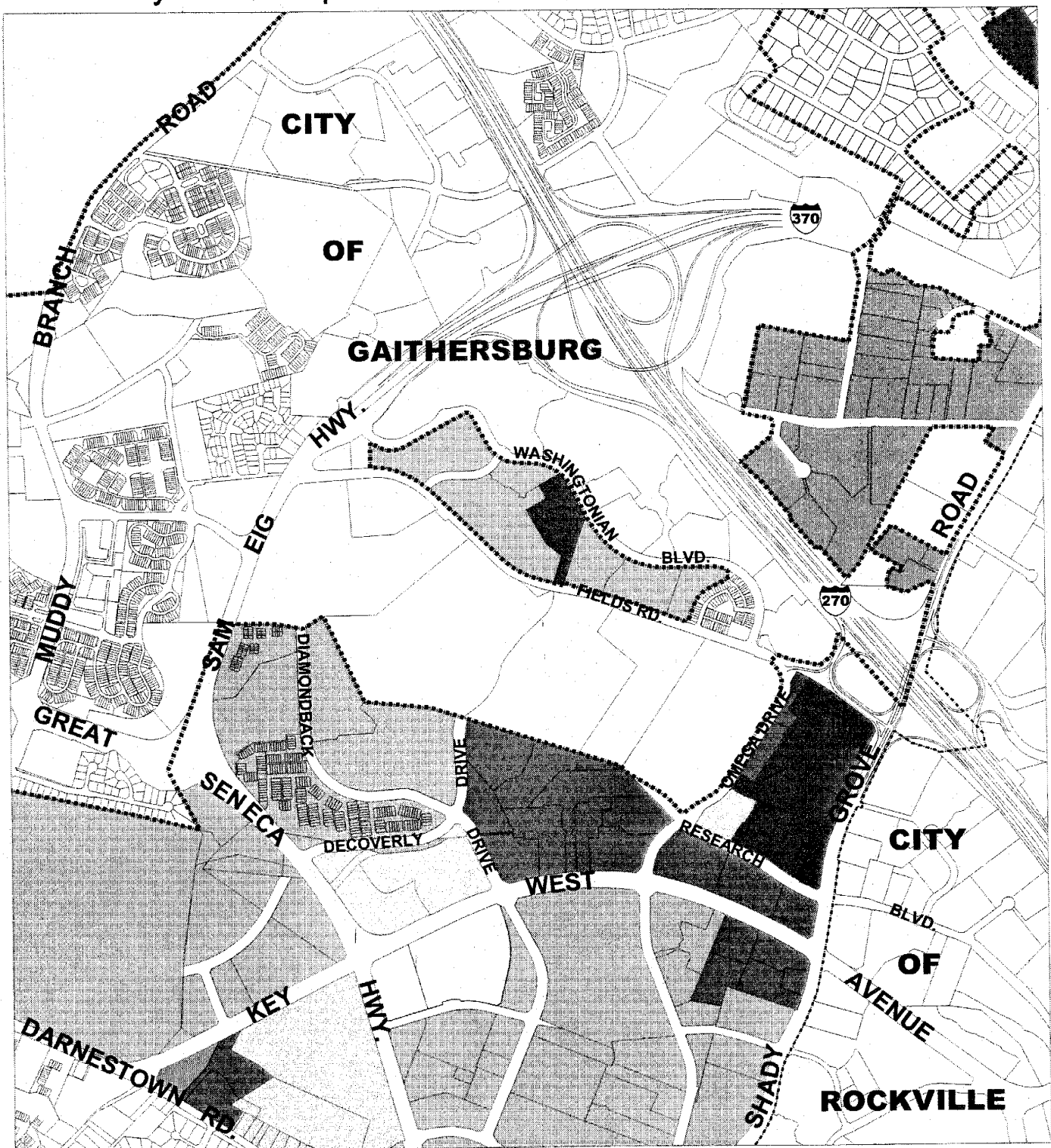


- R-200 Residential, One-Family
- R-90/TDR Residential, One-Family
- R-60/TDR Residential, One-Family
- R-10 Multiple-Family, High Density
- MXPD Mixed Use Planned Residential
- O-M Office Building, Moderate Intensity
- C-2 General Commercial
- C-3 Highway Commercial
- H-M Hotel-Motel
- I-1 Light Industrial

- I-3 Technology and Business Park
- R&D Research and Development
- LSC Life Sciences Center
- City of Gaithersburg Boundary
- City of Rockville Boundary



0 700' 1400'



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- LSC Life Sciences Center
- Potential City of Gaithersburg Boundary
- City of Rockville Boundary



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FACT SHEET

Memorandum of Understanding Between Montgomery County and the Cities of Rockville and Gaithersburg

The following is the full text of the Memorandum of Understanding about Urban Growth Areas that was signed by the Montgomery County Executive and the Mayors of Rockville and Gaithersburg. This document was signed on July 23, 1992.

All parties to this Memorandum of Understanding share the conviction that the area's quality of life is dependent upon the maintenance of economic vitality. It is the economic base that helps provide the resources to support the services which make living in this area so attractive.

In order for Rockville, Gaithersburg, and Montgomery County to continue to enjoy the quality of life people have come to expect, it is essential that all jurisdictions support well-managed economic development and housing initiatives which will be mutually advantageous to all parties, and agree to the goals and principles of the General Plan.

Therefore, the Montgomery County Executive and the County Council of Montgomery County, sitting as the District Council, the Mayor and Council of the City of Rockville, and the Mayor and Council of the City of Gaithersburg agree to the following:

1. The City Councils, the County Council, and the Executive agree to work cooperatively to determine logical urban growth areas and to establish boundaries which will serve as guidelines for a twenty-year planning horizon regarding:
 - 1) Land use and required community facilities,
 - 2) Capital investment responsibilities, and
 - 3) Logical and efficient operating service areas.
2. Montgomery County will base its position of support on annexations upon the above three considerations and the designation of logical urban growth areas by Rockville and Gaithersburg. The Cities and the County

will develop procedural guidelines for handling annexation agreements.

3. Rockville and Gaithersburg recognize the County's goal of requiring adequate public facilities in order to assure managed growth and acknowledge their accountability for the cooperative achievement of such goals. Within its boundaries each City will, however, assume responsibility for and determine how those goals should be measured and attained. It is the mutual intent of all parties that project funding and staging will relate to the timing of public facility availability and to that end will consult with each other as necessary to assure attainment of desired goals.

4. The County recognizes the ability of the two Cities to develop and implement public interest solutions to growth management concerns. City or County development plans for land located within the urban growth areas and on adjacent areas should seek to achieve the land use, transportation, and staging objectives of each of the affected jurisdictions, as defined in duly Approved and Adopted master, Sector, or Neighborhood Plans. Every effort should be made by all parties to reconcile any differences in those objectives.

5. The City Councils, the County Council, the Executive, and the Montgomery County Planning Board agree to work on a cooperative basis in the development of plans and programs, including development districts, that affect parcels within the

urban growth areas. Changes in land uses, staging, or zoning proposals for parcels within the urban growth areas will only be undertaken after the participation and consultation of the other parties. Any land annexed by either Gaithersburg or Rockville should include a staging component in the annexation agreement.

6. Rockville and Gaithersburg endorse the R & D Village concept outline in the Shady Grove Study Area Adopted Plan as being in the best interest of both Cities and the County.

7. Rockville and Gaithersburg recognize the importance of creative development initiatives such as Moderately Priced Dwelling Units (MPDU) and Transferable Development Rights (TDR). The Cities will continue to utilize these and other appropriate innovative concepts to further the common development goals for the area.

8. The Cities will cooperate in a master traffic control plan and transportation (including transit) system for the County.

9. The principles contained within this Memorandum are meant to apply to all future actions pertaining to land in the Cities or on or near the Cities' borders.

10. We recognize the importance of moving ahead on an early basis to establish a schedule of action and agree to meet frequently on these important issues.



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OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

DEPARTMENT OF ECONOMIC DEVELOPMENT

Douglas M. Duncan
County Executive

David W. Edgerley
Director

MEMORANDUM

March 15, 2006

TO: Montgomery County Planning Board

FROM: Jeremy V. Criss, Agricultural Services Manager
Department of Economic Development

SUBJECT: City of Gaithersburg Annexation Petition X-182 for the Crown Farm

Jeremy V. Criss

On behalf of the Montgomery County Agricultural Advisory Committee (AAC), please accept this memorandum as the AAC recommendation regarding the above referenced subject.

The AAC has been actively following the activities surrounding this annexation since September 2005 when the City of Gaithersburg conducted a Public Forum which was then followed by a public hearing in February, 2006. The AAC recommends the Planning Board endorse the staff recommendation (as outlined on page 11 of the March 10, 2006 memorandum) regarding the issue of Transferable Development Rights which reads as follows:

"Staff recommends that a future Annexation Agreement be reviewed by the Planning Board and contain a provision mandating acquisition and use of TDR's and provision of MPDU's."

As you know, the County Government and Cities of Rockville and Gaithersburg approved on July 23, 1992, a Memorandum of Understanding (MOU) which states the following on page 3 of the MOU:

7. Rockville and Gaithersburg recognize the importance of creative development initiatives such as Moderately Priced Dwelling Units (MPDU) and Transferable Development Rights (TDR). The Cities will continue to utilize these and other appropriate innovative concepts to further the common development goals for the area.

The MNCPPC research staff presented a report on August 30, 2005 entitled the TDR Research Report. This report revealed that 2,122 TDRs are remaining to send and due to "Diminished Capacity" in TDR receiving areas, the County still needs future TDR receiving capacity for approximately 1,228 TDRs. The County cannot afford to lose the 298 TDRs associated with the Crown Farm.

The Montgomery County Agricultural Advisory Committee requests the support of the Planning Board for the future of our TDR program. Should you have any questions, please call me at 301-590-2830.

E:\planningboardmemo (correspondence memory stick)

Agricultural Services Division

18410 Muncaster Road • Derwood, Maryland 20855 • 301/590-2823, FAX 301/590-2839



Montgomery County Group

14 March 2006

Montgomery County Planning Board
Derick Berlage, Chairman

Dear Planning Board members:

Gaithersburg has proposed to annex the 183 acre Crown Farm near the interchange of I-270 and Shady Grove Road. The conditions attached to this annexation are very important.

In the Shady Grove West master plan, the Crown Farm is intended to provide the major housing resource in the Shady Grove West employment center. Many office, industrial, R&D and mixed commercial buildings have been built, drawing thousands of commuters every day, some from great distances. The area is poorly served by public transport. Though the Corridor Cities Transitway route goes through the Crown Farm, actual construction is remote.

The high amount of employment, lack of housing, lack of high-capacity transit and already congested roads make it important that the Crown Farm fulfill its function of providing housing, particularly moderately-priced housing, so that at least some workers are spared the long commute. Further, the Crown Farm is the designated receiving area for nearly 300 TDRs.

If this property develops within Gaithersburg, the annexation agreement must insure that all these functions are fulfilled:

- The property should be used for housing, with a small amount of retail development;
- Development in the City must include as many MPDUs as would development in the County;
- Developers in the City must be required to purchase the full complement of TDRs to reach full density.

We note that the Gaithersburg staff report recommends the developer provide 12.5% "affordable housing". City officials have expressed more interest in "workforce housing" at a higher income level, than they have in requiring MPDUs. That is not good policy and the precedent should not be set at the Crown Farm. The requirement for affordable housing in the MPDU price range should not be compromised.

Sincerely,

Pamela Lindstrom
Leader on Urban Planning

103 North Adams Street

Rockville, MD 20850

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THE MARYLAND NATIONAL CAPITAL
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